

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

April 18, 2011

Minutes

(Subject to Board of Director's approval)

Board Vice-President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
(Board President Nathan Walter absent),
Joe De La Mora (Enviroscaping),
Ms. Lisa Welch (unit 356),
Mr. and Mrs. Bill Byars (unit 244) and their window contractor representatives,
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Mr. Byars (unit 244) discussed **window/door replacement** with the Board and hosted a presentation by a local window contractor for the Board. Board **approved** proposed window replacement for unit 244 (without grid).

Ms. Welch (unit 356) discussed the installation of **electric vehicle charging outlets** at the Grove carports and volunteered for assistance with the **Exercise Room** update; Nathan W. will contact Ms. Welch concerning the Exercise Room project.

Meeting Minutes: The **March Board Meeting minutes** (3/21/11) were reviewed and **approved** as presented.

Treasurer's Report:

	March '11	YTD
Total Income	\$75,630.00	\$208,357.53
Operating Expenses	28,307.88	84,446.83
Reserve Expenditures	20,991.00	44,229.28
Total Expenditures	49,298.88	128,676.11
Transfer to Reserve	(26,337.12)	(79,671.42)
Transfer from Reserve	0	0
Total in Savings	\$1,265,027.83	
Total Assets	\$1,312,731.33	

James N. reported Operating Expenses are approximately 5% below budget. The March Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Joe De La Mora (Enviroscaping) reported a treatment (“injection”) is now due for the eucalyptus trees; Board **approved** re-treatment by SB Pest. Mr. De La Mora also discussed mulch and compost use at the Grove.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repairs completed at units 112 and 315; James N. will conduct a “walk around” inspection for new general repair/dry rot sites.
- **Building 7606 improvements:** Board **ratified** earlier (via email) approval of foundation waterproofing bid (\$6,118) from Carter Constr. The board requested a bid for foundation work on building 7610 from Carter Constr.
- **Common Area repairs policy:** Tabled.

No other Old Business

New Business

Items addressed:

- **Water leak** (from unit 264 to 131): Todd M will get spare key for plumber’s access to unit 131 from owner.
- **Property keys:** Tabled.
- **Exterior painting:** Board discussed trash enclosure power washing/repair prior to scheduled repainting.
- **Pool sign/”No Soliciting” sign:** No action required, at this time.

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:22.

The next Board meeting is scheduled for **Monday, May 16, 2011, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe